

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name The Maryland Apartments
other names/site number Parkview Homes

2. Location

street & number 930 Paseo Boulevard [n/a] not for publication
city or town Kansas City [n/a] vicinity
state Missouri code MO county Jackson code 095 zip code 64106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally. (See continuation sheet for additional comments [].)

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date 10 Sept 02

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

[] entered in the National Register
See continuation sheet [].

[] determined eligible for the National Register
See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register

[] other, explain:

See continuation sheet [].

The Maryland Apartments

Jackson County, Missouri

Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

5. Classification

Ownership of Property

Category of Property

Number of Resources within Property

contributing

noncontributing

☒ private

☒ building(s)

☐ public-local

☐ district

☐ public-state

☐ site

☐ public-Federal

☐ structure

☐ object

1 0 building

0 0 sites

0 0 structures

0 0 objects

1 0 total

Name of related multiple property listing.
Apartment Buildings on the North End of The
Paseo Boulevard in Kansas City, Missouri

Number of contributing resources
previously listed in the National Register.
NA

6. Function or Use

Historic Function

DOMESTIC/multiple dwelling

Current Functions

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

OTHER: Apartment Building

see continuation sheet [].

Materials

foundation Limestone

walls Brick

roof Synthetics

other Metal

Limestone

Terra cotta

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

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8. Statement of Significance**Applicable National Register Criteria**

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of SignificanceArchitecture**Periods of Significance**1901**Significant Dates**1901**Significant Person(s)**N/A**Cultural Affiliation**N/A**Architect/Builder**Unknown**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References**Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository: _____

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10. Geographical DataAcreage of Property less than one acre

UTM References (Source: On-site GPS readings, taken at the front of the building 4/28/00)

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	364751	4329276			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Brenda R. Spencerorganization _____ date 3 September, 2002street & number 10150 Onaga Road telephone 785-456-9857city or town Wamego state Kansas zip code 66547**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Jazz Hill Homes, L.P.; Contact: Ross R. Freeman, President, Pioneer Group, Inc.street & number 1200 S. Kansas Avenue telephone 785-232-1122city or town Topeka state Kansas zip code 66612-1331

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The Maryland Apartments
Jackson County, Missouri

Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

7. Narrative Description

Summary:

The Maryland Apartments is located at the northwest corner of 10th Street and The Paseo Boulevard in Kansas City (Jackson County), Missouri. It is a representative of the apartment development on The Paseo, North of Interstate 70 in Kansas City, Missouri (1900-1930) as identified in the MPS cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. This building is one of eleven apartment buildings remaining on the west side of The Paseo (between 9th and 14th Streets). The Maryland is in good condition. The four story apartment building was constructed in 1901. It is a brick load-bearing structure with a rectangular plan that measures approximately 60' x 84'. Influenced by Beaux Arts Classicism, the red brick building is accented with terra cotta, stone, and tan brick detailing. The end bays on the front facade are recessed to form prominent corner porches.

Elaboration:

The Maryland Apartment building occupies the east two-thirds of the site; the primary facade faces The Paseo Boulevard (east) and the secondary facade faces 10th Street (south). There is a small paved parking area at the rear. Adjacent lots to the north contain apartment buildings as does the lot on the southeast corner of 10th and Paseo. The lot naturally slopes eastward and the lawn at the front (east) and south side of the building is raised several feet above the level of the sidewalk and street. An ashlar stone stairway with an ornamental stone balustrade leads to the front porch from the sidewalk. Several steps have been replaced with concrete and there is some deterioration of existing stone steps and the balustrade. The raised lawn is contained by a coursed ashlar stone retaining wall, which abuts the sidewalk running parallel to The Paseo Boulevard. The Paseo is a dual boulevard that descends gradually forming small parks in the median of each block at intersecting streets. These small parks are landscaped and are widely recognized for their fountains, memorials, pergolas, and gardens. The park at the north end of the 900 block of Paseo features the 9th Street fountain, later named the Women's Leadership Fountain. At the south end of the block across from the 924, 928, and 930 Paseo, there is a small plaza containing the August R. Meyer Memorial. The memorial to the first president of the Board of Park Commissioners was dedicated in 1909 at the current location. New York sculptor Daniel French designed the memorial, the first to be placed in a Kansas City park.

The Maryland was designed as an apartment building at the time of its construction in 1901 and continues to function as apartments today. The building was converted to public housing through the 1975 HUD remodeling. It is currently endangered by its location in a blighted area and general lack of maintenance. The Maryland Apartments, along with ten other apartment buildings and the Henderson Home (Listed on the National Register of Historic Places in 1979) is proposed for rehabilitation in an effort to preserve the buildings, provide quality affordable housing, and continue to work toward revitalization of the area. The Maryland is representative of the apartment development that occurred along the north end of The Paseo between 1900-1930. The property type is typically a multi-story masonry building, generally rectangular in form and distinguished by one or more prominent multi-story porches.

The Maryland Apartments is a four story masonry building with a full basement. The building has a flat membrane roof with parapets and there is a metal cap on the parapet wall. With its corner location, the east (front) and south (side) facade both have street exposure and are similarly treated in terms of materials and detailing. The foundation is coursed ashlar stone and there is running bond red brick on the upper three floors. The first floor is tan brick that is banded and detailed to mimic rusticated stonework. There is a stone band between the tan brick on the first floor and the red brick on the upper floors and additional stone banding below the fourth floor windows.

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There is a band of glazed white brick below the cornice. The front corners of the building are white glazed brick which extends into the red brick facade to resemble quoining. There is a decorative pressed metal projecting cornice with ornamentation that includes dentils, brackets and lion heads. All of the windows (except basement) are replacement double hung aluminum windows, resulting from the 1975 remodeling. The historic windows were 6/1 double hung wood windows on the east and south facades. The style of the historic windows on the north and west facades is unknown.

The east (primary) facade is five bays wide. The building is symmetrical in design and features two three-story corner porches on the north and south ends of the east facade. The porch floors are original concrete slab on the first and second floors. The third floor porch floor is a membrane over a wood deck. A tan brick pier with a deep segmented flat arched brick lintel frames the corner porch on the first floor. White glazed brick columns span the second and third floors at the porch corners. The porch columns have ornamental terra cotta details at the top. A brick knee wall with short ashlar stone piers caps each corner porch forming a balcony on the fourth floor. Concrete parging covers a portion of the brick knee wall where a pressed metal cornice was originally located. There is some spalling and chipping of the white glazed brick. The existing metal railings were installed in the 1975 remodeling. The historic configuration of the porch railings is difficult to determine from available historic photographs; it appears that the railings on the second and third floors were simple square wood balusters. Historically, there was no railing at the first floor knee wall. The railing at the fourth floor appears to have been a more elaborate, turned wood balustrade. The ceilings on the first and third floor porches are original vaulted concrete while the second floor porch has a replacement plywood ceiling.

The main entrance on the east facade is raised above grade and comprised of a stone entablature on banded stone columns located in the center bay on the first floor. There is some cracking and deterioration of the stone entablature. The recessed front (east) door is enframed by elaborate cut stone and ornamental wood scroll work. The original wood door surround is intact. There is a metal replacement door with six lights, flanked by sidelights and has a transom panel with wood infill. The central bay on the second through fourth floors has two double hung windows, paired by shared ashlar stone sills and lintels. The paired windows on the third floor have bracketed, projecting sills. There is one double hung window at each floor on the flanking bays and on the outer recessed bays. All of the windows align vertically on the four floors and basement. The windows on the second, third and fourth floors have ashlar stone enframements that resemble quoining. The lintels and sills are incorporated into the enframement and there is a projecting keystone on second and third floor windows. The windows on the first floor have dressed stone sills and segmented flat arched brick lintels. There are small horizontal slider windows flanking the central bay at the basement level. There are metal security bars on the basement and first floor windows and some staining evident on the stone window surrounds.

The south (side) facade is six bays wide. The bay on the east end of the south facade is the corner porch described under the east facade. There are entries to the porch at each level; the doors are single light replacement metal doors with ashlar stone enframements. The windows are arranged in an asymmetrical configuration but align vertically on all floors. There are five basement windows, all small horizontal slider windows. Basement windows on the central four bays align with windows on the upper floors. There is a metal replacement door providing basement access at the bay on the west end. There are metal security bars on the basement and first floor windows. The upper windows are single and paired double-hung windows. There are seven windows per floor on the first through fourth floors. The windows on the first floor have dressed stone sills and segmented flat arched brick lintels. The windows on the second, third and fourth floors have ashlar stone enframements that resemble quoining. The lintels and sills are incorporated into the enframement and there is a projecting keystone on second and third floor windows. The window surround varies on the bay at the west end of

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the facade. On the second and third floors, a smaller double hung window has an arched brick lintel with brick infill and a stone keystone.

The north (side) facade has minimal public exposure with approximately six feet between the facade and the adjacent apartment building to the north. The space between buildings is paved. The facade is six bays wide. It has a natural faced and coursed, limestone foundation with running bond red brick on the upper facade. Like the south facade, the bay on the east end of the north facade is the corner porch described under the east and south facades. The ornamentation prevalent on the east and south facades, including tan brick on the first floor, white glazed brick beneath the cornice, at the building corners, and on the porch column, and the pressed metal cornice, wraps around the northeast corner to include the porch on the first bay of the north facade. The stone band below the fourth floor windows and the stone enframements around the fourth floor windows are the only ornamentation extending beyond the first bay on the north facade. There are three small horizontal slider windows at the basement level on the north facade. Metal security bars have been installed on the first floor and basement windows. The window configuration is identical to the configuration described for the first through fourth floors on the south facade. However, the windows have dressed stone sills and no masonry lintels.

The west (rear) facade is three bays wide. The site slopes eastward and there is no foundation visible on the rear facade. The upper facade is running bond red brick. The ornamentation prevalent on the east and south facades, including tan brick on the first floor, white glazed brick on the corner of the building, the horizontal stone banding and the pressed metal cornice, wraps around the southwest corner of the building onto the south bay. There is one double hung window on each floor on the south and north end bays. The center bay is recessed. The parapet wall steps down on the north and south bay to the central bay. Former door openings have been bricked in on the north wall of the south bay and the south wall of the north bay (at the offset for the recessed central bay). There are four openings on each floor of the central bay. From the north end, there are two double hung windows, a door and a double hung window. The doors are metal replacement doors and the transom area above the door has wood infill panels. A fire escape was installed at these rear entries in the 1975 remodeling. All of the windows have dressed stone sills and no masonry lintels. There are no basement windows on the rear facade. There are metal security bars on the first floor windows. Gutters and downspouts have been installed on the rear facade. Alterations and patching of the brick is evident on the rear facade but the precise original configuration is not discernable.

The interior layout is a modified central corridor with four apartments per floor. A stair tower and elevator are located in the center of the building inside of the front entrance. The original room configuration is unknown; the plans available from the 1975 remodeling do not include demolition plans but there is a note to remove existing walls not to be reused. The existing interior partition walls could be original or a result of the 1975 remodeling. The wood stairway is intact with some damaged and replacement members. The stairs are wood and have been painted. A rubber non-slip runner has been installed on treads and risers and the landings are carpeted. On the first floor, there is a round wood newel post with carved ornamentation. The wood railing with turned balusters is intact but there are several square replacement balusters. The stairway has a recessed paneled stringer throughout all floors. The newel posts on the upper floors are square with recessed panels and a beveled cap. All interior doors and frames were replaced in the remodeling. There are no interior window surrounds or frames. Interior finishes and fixtures are modern as a result of the 1975 remodeling. The walls and ceilings are textured gypsum board. The floors in the common areas and living areas of each apartment are carpeted and have a vinyl base. There is vinyl floor covering in the kitchen and bath of each apartment. There are modern fixtures in the kitchens and baths and modern light fixtures throughout the building. The 1975 remodeling included installation of

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modern plumbing and HVAC. Repairs to the ceiling in an apartment with recent water damage revealed the presence of a plaster ceiling (intact but badly damaged) above the existing gypsum board ceiling.

8. Narrative Statement of Significance

Summary:

The Maryland Apartments, 930 The Paseo Boulevard, Kansas City, Missouri, is locally significant under Criterion C in the area of ARCHITECTURE. It is representative of the apartment buildings on the north end of The Paseo and meets the registration requirements set forth in the Multiple Property Submission cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The period of significance corresponds to the date of construction, 1901. Based on the historic context "Apartment Development on The Paseo, North of Interstate 70 (Fourteenth Street), Kansas City, Missouri 1900-1930," The Maryland is significant as an example of the apartment development on the north end of The Paseo Boulevard, Kansas City's oldest, longest, and most prominent boulevard (resulting from George Kessler's 1893 Plan for Parks and Boulevards).

Elaboration:

The Maryland Apartments at the northwest corner of 10th and Paseo was constructed in 1901, consistent with the period of construction of adjacent apartment buildings on the north end of The Paseo. Featured in the 1902 *Kansas City Illustrated*, The Maryland is one of the largest and most elaborate in ornamentation of eleven remaining apartment buildings on The Paseo. The apartment buildings on the west side of The Paseo were constructed along this newly developed boulevard from the turn of the century through 1913 and thrived as apartments for young families and professionals for a short period thereafter. Walter Davis, a prominent local politician and real estate man (and brother of Kansas City Mayor Webster Davis), was identified as the owner of the Maryland apartments on the 1901 water permit. See MPL cover document for further information. Walter Davis was also the owner/builder of two other apartment buildings in the area: The Missouri and Maine apartment buildings at 1300 and 1304 Paseo, also constructed in 1901 and the Alameda/Parkview Hotel at 1000 The Paseo, constructed in 1913. Exhaustive research did not uncover the architect of the Maryland apartment building.

The period of significance for The Maryland is 1901, the date of construction. The building meets the property type registration requirements outlined in the Multiple Property cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The property maintains integrity of location, design, setting, materials, and association. The Maryland apartment building retains the general characteristics of the property type including: its historic relationship to the street, rectangular form, flat roof with parapets, stone foundation and brick exterior walls, original ornamentation including stone banding and window and door enframements, glazed brick quoining and ornamental metal projecting cornice, and its prominent multi-story corner porches with brick piers and glazed brick columns. The exterior of the building retains its historic configuration and design.

The only existing historic fabric visible on the building's interior is the stairway. The 1975 HUD remodeling included extensive interior remodeling in addition to the replacement of porch railings, porch steps, windows and doors and the installation of the rear fire escape. The changes in this building are common modifications as defined in the property type registration requirements. These modifications do not significantly affect the integrity of the property to cause it to be ineligible for listing.

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The Maryland Apartments stand as one of eleven remaining distinctive examples of apartment buildings on the north end of The Paseo Boulevard. The building is locally significant under Criterion C in the area of architecture as a representative of the apartment development on The Paseo, north of Interstate 70 in Kansas City, Missouri 1900-1930.

9. Bibliography

1975 Drawings by William Johnson, 424 Law Building, KC, MO, for the Housing Development Corporation and Information Center (for the 1975-76 HUD remodeling).

Building Permits, City Archives, 2nd Floor Oak Tower Building, Kansas City, Missouri.

Hoye's Kansas City Blue Book and Club Directory. Kansas City: Hoye's Directory Company, Compilers, Printers, and Bindery, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1913, 1914, 1917.

Jackson County, Missouri Tax Assessment Records, 1999.

Kansas City Illustrated, 1902.

Kansas City World, 26 October, 1901.

Political History of Jackson County. Kansas City: Marshall & Morrison, 1902.

"Prominent Citizens of Kansas City," Kansas City World. 29 November, 1903.

Sanborn Insurance Maps. Kansas City, Missouri. New York: Sanborn Map Company, 1896, 1909, 1940.

USGS Quad Map: Kansas City, Missouri and Kansas. c.1983.

Water Permits, 5th Floor, City Hall, Kansas City, Missouri.

See Multiple Property Cover Document for additional sources.

10. Geographical Data

Verbal Boundary Description

Township 49 Range 33 Section 4

Lots 11-12 of Block A, Pratts Addition in Kansas City, Jackson County, Missouri.

See Figure 1, Survey, Tract I

Boundary Justification

The boundaries reflect the property lines of the site on which the apartment building is located.

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Additional Documentation
Photographs

Except where noted, all photographs were taken January - May, 2000 by Brenda R. Spencer; Spencer holds the original negatives.

<u>Photo #</u>	<u>Description of Views. [] indicates camera direction</u>
1	East (front) elevation [W]
2	North (side) and west (rear) elevations from NW corner of building [SE]
3	South (side) elevation from SE corner of building [NW]
4	West (rear) elevation from NW corner of building [SE]
5	Building entrance on east (front) elevation [W]
6	Entrance at 2 nd level porch on SE corner of building [N]
7	Porch and cornice detail at 4 th floor on east elevation [W]
8	Interior stairway - 1 st floor
9	Interior stairway - 2 nd floor
10	"Typical" apartment bathroom
11	"Typical" apartment interior
12	Dropped ceiling on apartment interior (former water damage)
13	Context: 900 block of Paseo - 930, 928, and 924 Paseo (L to R), August Meyer memorial in foreground [NW]

Figures

<u>Figure #</u>	<u>Description</u>
1	Survey, Tract I
2	Photocopy of 1902 photograph of building Source: 1902 Kansas City Illustrated
3	Photocopy of 1975 photo of building Source: 1975 drawings for HUD remodeling, William Johnson, architect

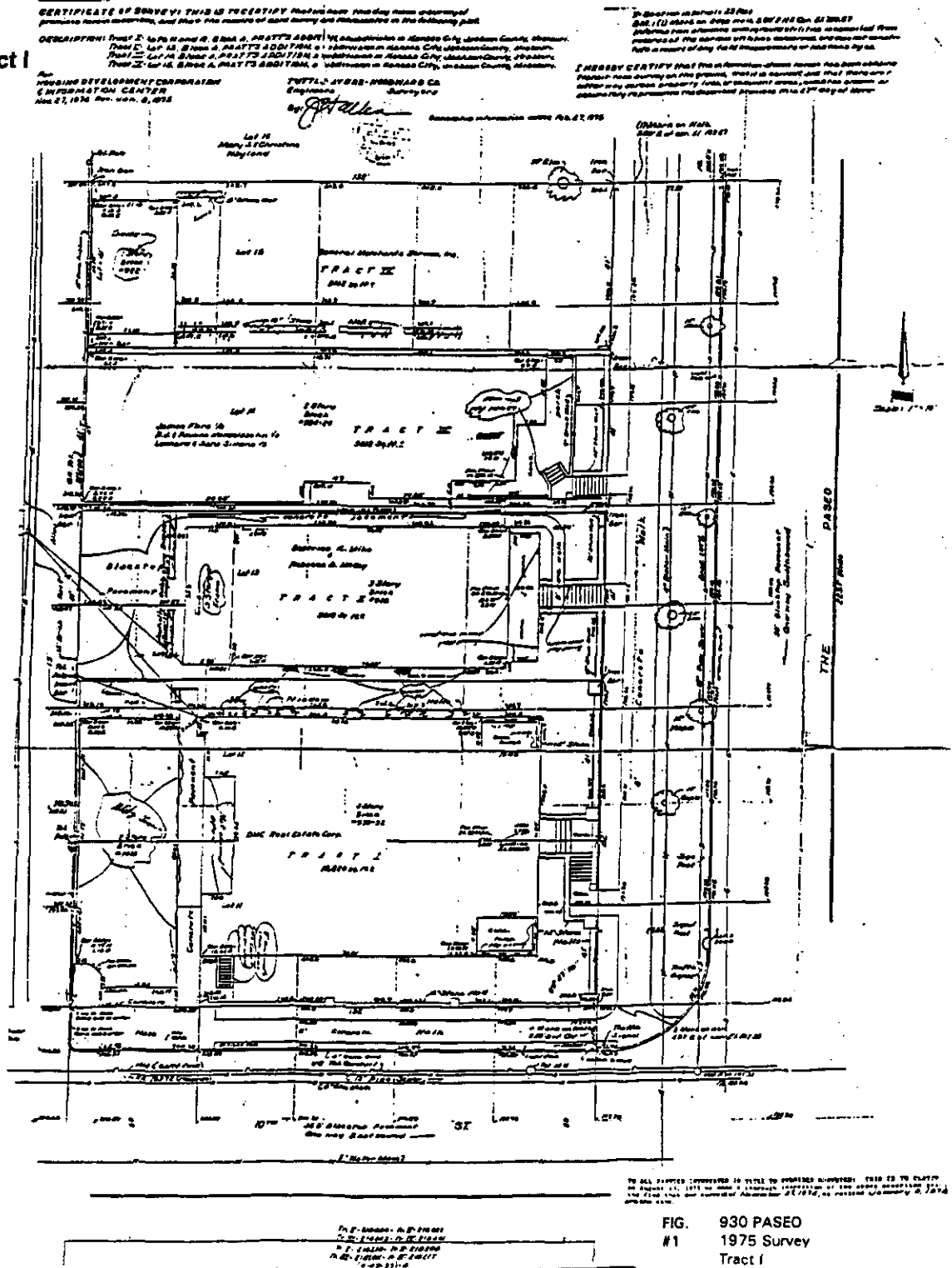
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Figure 1: Survey, Tract 1



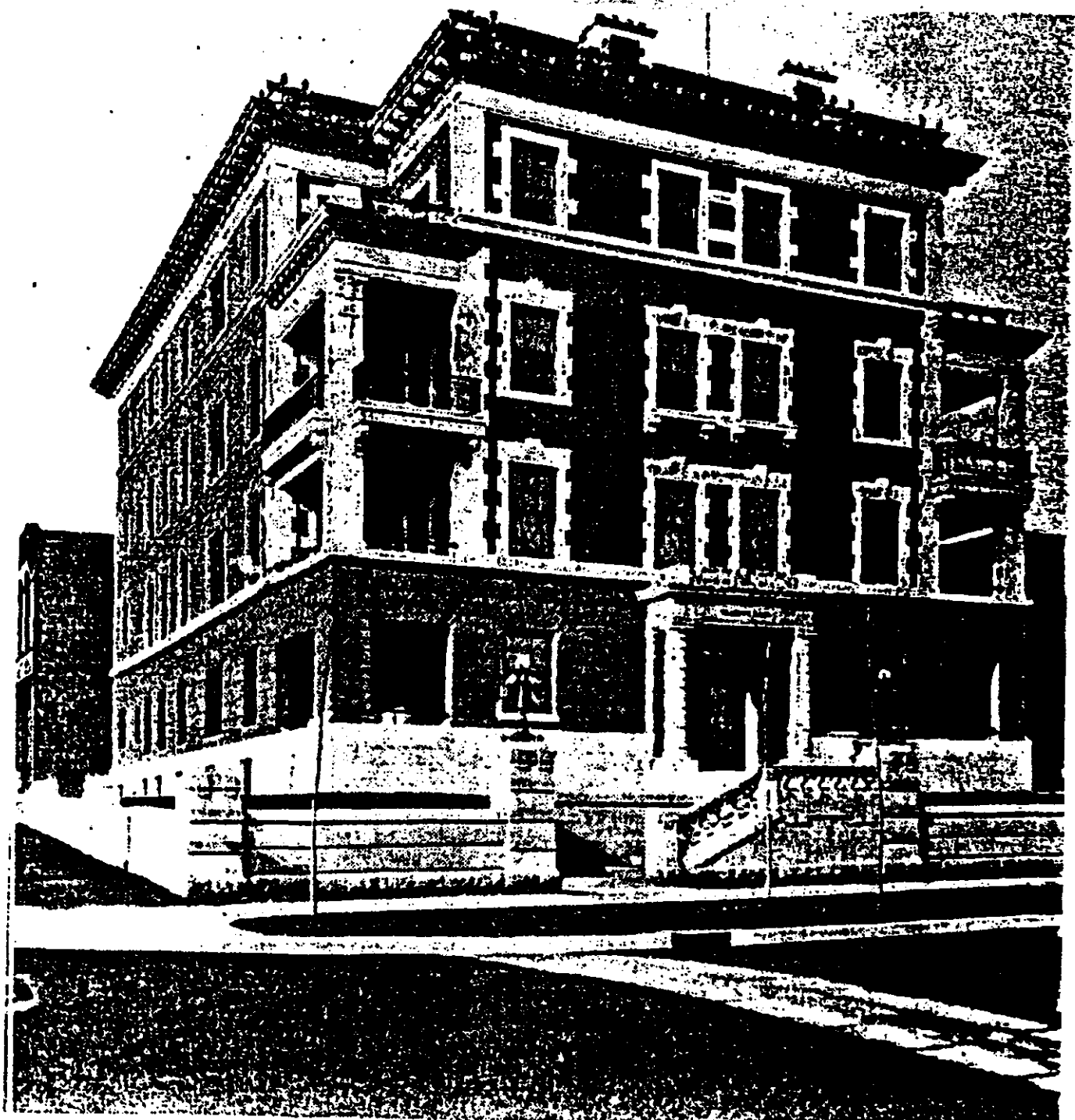
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Figure 2 Photocopy of 1902 photograph of building, from 1902 Kansas City Illustrated



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Figure 3: Photocopy of 1975 photo of building, from 1975 drawings for HUD remodeling, William Johnson, architect



